

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND WEBER COUNTY BRASS CAP IN RING AND LID IN GOOD CONDITION)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

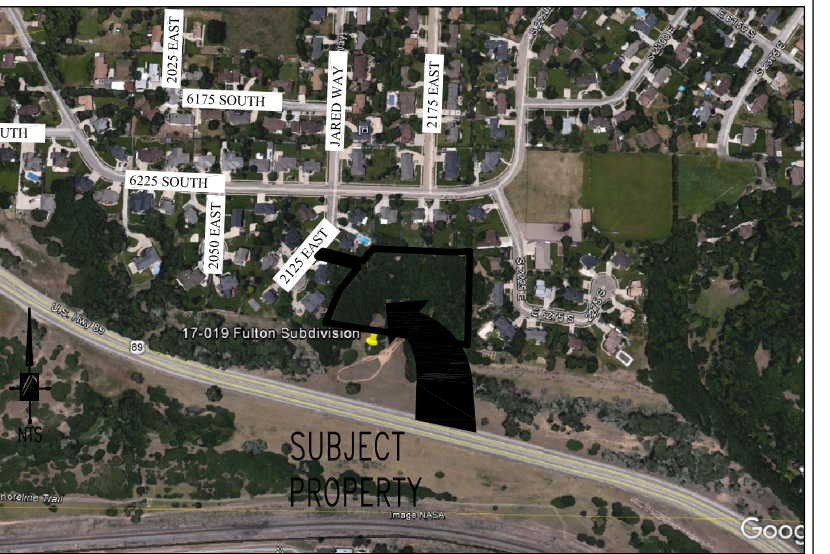
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SOUTHWEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND WEBER COUNTY BRASS CAP IN GOOD CONDITION AT THE GROUND SURFACE)

P.U.E. & D.E.  
10' ALONG REAR LOT LINES & ROAD FRONTAGES

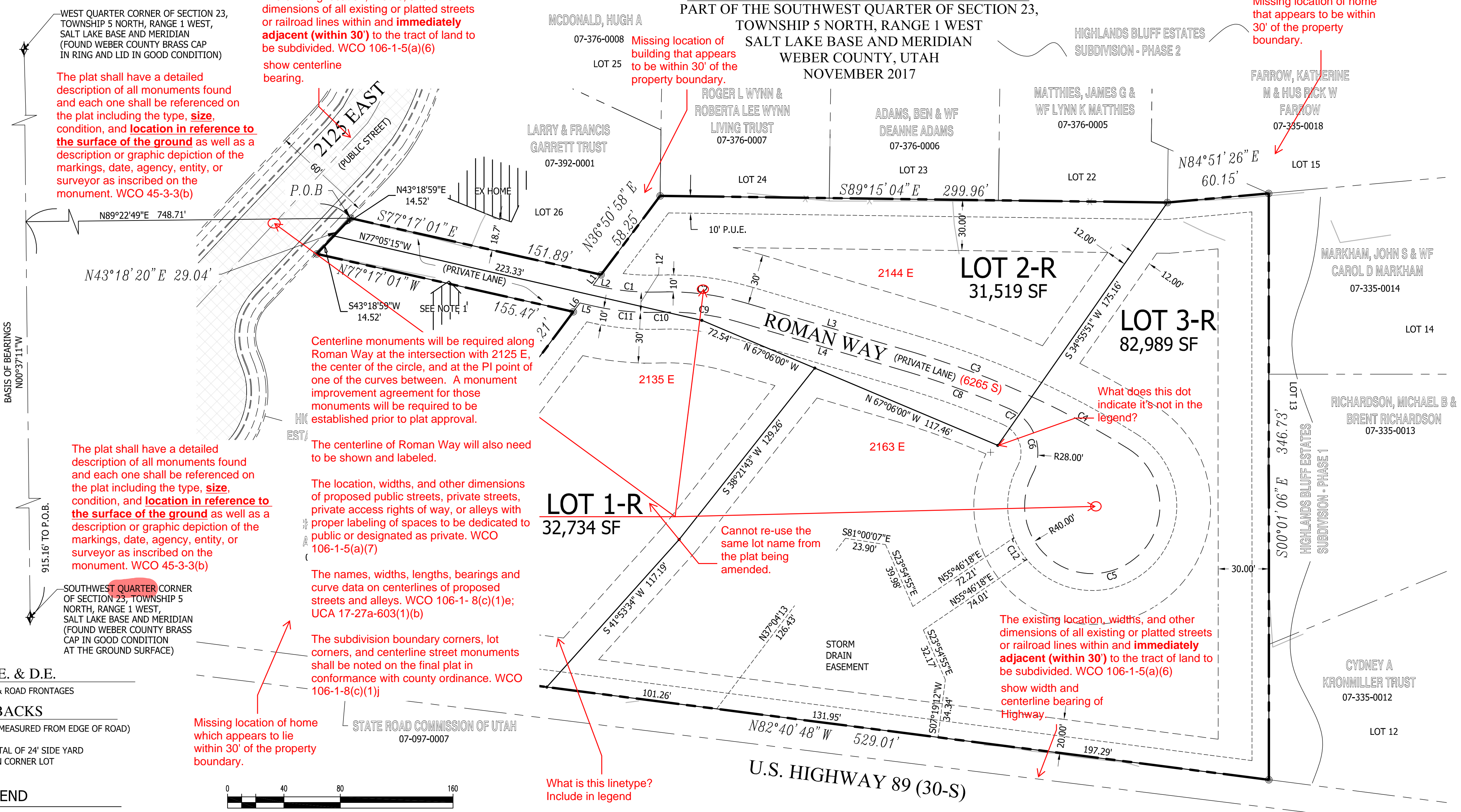
SETBACKS  
30' FRONT YARD SETBACK (MEASURED FROM EDGE OF ROAD)  
30' REAR YARD SETBACK  
10' MIN. 14' MAX. FOR A TOTAL OF 24' SIDE YARD  
20' SIDE FACING STREET ON CORNER LOT

LEGEND  
PROPERTY LINE  
LOT LINE  
CENTER / SECTION LINE  
STREET RIGHT-OF-WAY LINE  
EASEMENT LINE  
ADJACENT PROPERTY LINE  
FOUND CENTERLINE MONUMENT  
SECTION CORNER  
PUBLIC UTILITY & DRAINAGE EASEMENT  
SET 5/8" X 24" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.  
EXISTING STRUCTURE



# HIDDEN OAK COVE SUBDIVISION-1ST AMENDMENT

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH NOVEMBER 2017



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) show centerline bearing.

Centerline monuments will be required along Roman Way at the intersection with 2125 E, the center of the circle, and at the PI point of one of the curves between. A monument improvement agreement for those monuments will be required to be established prior to plat approval.

The centerline of Roman Way will also need to be shown and labeled.

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(b)

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)(j)

Missing location of home which appears to lie within 30' of the property boundary.

STATE ROAD COMMISSION OF UTAH 07-097-0007

CURVE TABLE with columns: CURVE LENGTH, RADIUS, DELTA, CHORD, CH. BEARING

LINE TABLE with columns: LINE, BEARING, LENGTH

NOTES  
1. EX TOOL SHED - NOT ATTACHED TO THE LAND

RESTRICTIONS  
NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISION OF TITLE 108, CHAPTER 14: HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE. FURTHER, PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS OR HOMES UPON THIS PROPERTY, THE HILLSIDE SHALL BE EVALUATED AND STABILIZED AS DIRECTED AND OVERSEEN BY A GEOTECHNICAL ENGINEER.

DEVELOPER: SOMERSET HOMES PO BOX 65999, SALT LAKE CITY, UTAH 84165  
**PINNACLE** Engineering & Land Surveying, Inc.  
327 West Gordon Ave. #3 LAYTON, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

### SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. In accordance to Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, UCA 17-27a-604(4)(b)(i), I have made a survey of the tract of land shown in this plat and described below in accordance with Section 17-23-17, and have subdivided said tract of land into lots, streets and open space, hereafter to be known as: HIDDEN OAK COVE SUBDIVISION - 1ST AMENDMENT and that the same has been correctly surveyed and staked on the ground as shown on this plat, and that all measurements have been verified.

STEPHEN J. FACKRELL CERTIFICATE NO. 191517

DATE:

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, HIGHLANDS I PHASE 3, SAID POINT BEING NORTH 00°37'11" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 23 915.16 FEET AND NORTH 89°22'49" EAST 748.71 FEET OF SAID SECTION 23; THENCE NORTH 20°42'43" EAST 125.23 FEET TO SAID BOUNDARY OF SAID SECTION 23 TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2; THENCE SOUTH 77°17'01" EAST 151.89 FEET, AND (2) NORTH 89°15'04" EAST ALONG SAID BOUNDARY 299.96 FEET; THENCE NORTH 00°37'11" WEST ALONG SAID BOUNDARY 60.15 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2; THENCE NORTH 82°40'48" WEST ALONG SAID BOUNDARY 106-1-8(c)(2) U.S. HIGHWAY 89 (30-S); THENCE NORTH 82°40'48" WEST ALONG SAID BOUNDARY 106-1-8(c)(2) U.S. HIGHWAY 89 (30-S); THENCE NORTH 20°42'43" EAST 125.23 FEET TO SAID BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 36°50'58" EAST 115.21 FEET, (2) NORTH 77°17'01" WEST 155.47 FEET, AND (3) NORTH 43°18'20" EAST 29.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.38 ACRES

DATE: STEPHEN J. FACKRELL LICENSE NO. 191517

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM THE ORIGINAL HIDDEN OAK COVE SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THE PROPERTY LINES WERE RETRACED ACCORDING TO SAID HIDDEN OAK COVE SUBDIVISION PLAT.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°37'11" WEST MEASURED BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

The workmanship on the finished drawing shall be legible having a text size not less than 0.10". WCO 106-1-8(c)(1)

Dedication text appears to be too small OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract. HIDDEN OAK COVE SUBDIVISION-1ST AMENDMENT, and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision on and across all those portions or parts of said tract of land designated on said plat as Roman Way as access to the individual lots, to be maintained by the Lot Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds and drainage easements to the public, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities or for the perpetual preservation of water channels in the natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also do hereby designate Roman Way as a private ingress / egress easement and public utility corridor.  
In witness whereof the undersigned have hereunto set their signatures this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_.

Name of owner

ACKNOWLEDGMENT  
STATE OF UTAH  
County of Weber

On the \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, \_\_\_\_ number, who duly acknowledged to me that \_\_\_\_ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN WEBER COUNTY

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

WEBER COUNTY ATTORNEY  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018  
SIGNATURE \_\_\_\_\_

WEBER COUNTY SURVEYOR  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018  
SIGNATURE \_\_\_\_\_

WEBER COUNTY ENGINEER  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018  
SIGNATURE \_\_\_\_\_

WEBER-MORGAN COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_ 2018.  
DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

WEBER COUNTY COMMISSION ACCEPTANCE  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH  
THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2018  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WEBER COUNTY PLANNING COMMISSION APPROVAL  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_ 2018.  
CHAIRMAN, PLANNING COMMISSION